

Important Information

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1. **Appliances** are available at the following rates. There is no charge for the dishwasher or microwave (if it is already installed).

Refrigerator - \$20 / month
Range - \$15 / month
Washer - \$15 / month
Dryer - \$15 / month

2. **Security Deposit** is based on credit report as follows:

Good Credit - 1 month
Fair Credit - 1 1/4 month
Poor Credit - 1 1/2 month

3. To **Move-in** requires one months rent plus security deposit. Must be in the form of cash, money order, or cashier's check. The entire amount must be paid in order to receive keys.

4. A **Deposit** can be made to reserve the home and take it off the market. The deposit may be between \$500 and \$1000, depending on how long it will be until the lease is signed. If the prospective tenant changes their mind, the deposit will be refunded, less \$35 per day until the property can be put back on the market.

5. All **Utilities** are the responsibility of the tenant, except for trash which is paid for by the city. The tenant must put the gas and electric into their name within 2 days of moving in.

6. A monthly fee of up to \$20 per person for **Water and Sewer** will be added to the rent, payable in advance at move-in and with each subsequent rent payment.. Landlord will send copies of the water bills to tenant so that they are aware of how much they are using. If the tenant ever gets more than \$75.00 behind, the entire amount becomes due and payable and the monthly rate will be adjusted.

7. **Late Fees** are assessed as follow:

3 days late - \$35 late fee.
7 days late - Notice to Quit issued.
14 days late - \$95 late fee plus court costs for filing for eviction.

8. A maximum of two pets are allowed. The deposit and monthly fees are as follows:

	<u>Deposit</u>	<u>Monthly</u>
1 pet	\$100.00	\$15.00
2 pets	\$150.00	\$25.00